

AMENDING CHAPTER 30

AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH RESPECT TO ZONING, PLANNING AND DEVELOPMENT

Section 1. That Section 30-2-1, Definition Index, is hereby amended by adding in alphabetical sequence the following defined words and their accompanying ordinance reference sections:

“Gross Leasable Area	30-2-2.7
Park and Shuttle Lot	30-2-2.7”

Section 2. That Section 30-2-2.7, General, is hereby amended by adding the following definitions in alphabetical sequence:

“Gross Leasable Area. The total floor area for which the tenant pays rent and which is designed for the tenant’s occupancy and exclusive use.

Park and Shuttle Lot. Specially designated parking areas where commuting motorists park their vehicles and ride with other commuters who have a common destination. Ridesharing from the lots may be done by car pool, van pool, or public transit.”

Section 3. That Table 30-4-5-1, Permitted Use Schedule, is hereby amended by adding in alphabetical sequence under the Transportation, Warehousing and Utilities subsection the following use to read “Park and Shuttle Lots”; by placing a “0000” entry in the Ref SIC column; by placing a “D” entry in the AG, RS-40, RS-30, RS-20, RS-15, RS-12, RS-9, RS-7, RS-5, RM-5, RM-8, RM-12, RM-18, RM-26, LO, GO-M, GO-H, NB, LB, GB, HB, CB, SC, CP, LI, HI and PI columns.

Section 4. That Section 30-5-2, Development Standards for Individual Uses, is hereby amended by adding a new subsection to read as follows:

“30-5-2.61.5.5 Park and Shuttle Lots

(A) *Agricultural and all residential districts:*

(1) Newly constructed park and shuttle lots may be allowed as a principal use with approval of a Special Use Permit. Such a facility shall have a Land Use Classification of three (3). Park and shuttle lots shall comply with the design standards and requirements of Section 30-5-3.4 (Design Standards for Parking, Stacking, and Loading).

- (2) The Enforcement Officer may authorize any church or school to establish a park and shuttle lot subject to the requirements of Subsection (B) (2) below.
- (B) *Nonresidential districts:*
 - (1) Park and shuttle lots as a principal use in nonresidential districts shall comply with the design standards and requirements of Section 30-5-3.4 (Design Standards for Parking, Stacking, and Loading). Such a facility shall have a Land Use Classification of three (3).
 - (2) The Enforcement Officer may authorize any nonresidential use(s) or zone lot which has a minimum of one hundred and seventy-five (175) contiguous parking spaces to establish a park and shuttle lot subject to the following requirements:
 - (a) Not more than ten percent (10%) of the required parking spaces for the use(s) or zone lot may be designated as a park and shuttle lot.
 - (b) The park and shuttle lot shall have direct access to a collector or thoroughfare street.
 - (c) All designated park and shuttle spaces shall be located in outlying areas of the parking lot so as not to interfere with customer or employee parking needs.
 - (d) All designated park and shuttle areas shall be for short-term (less than twenty-four (24) hours) parking for commuters of any carpooling, vanpooling, or public transit program.
 - (e) A sign or signs shall be used to designate that the spaces are reserved for park and shuttle use during non-holiday weekdays between 6 a.m. and 6 p.m.”

Section 5. That Section 30-5-3.1, General Requirements, is hereby amended by adding a new subsection to read as follows:

“(M) *Lots Along Thoroughfares:* Where a future right-of-way has been established on the adopted Thoroughfare Plan, that portion of the future right-of-way may not be used to satisfy any minimum parking requirements. However, the area between the existing right-of-way line and the proposed right-of-way line may be used for parking which exceeds the minimum parking requirements.”

Section 6. That Table 30-5-3-1, Parking Requirements, is hereby amended by deleting the entire table and adding the following new table in its place:

**“TABLE 30-5-3-1
PARKING REQUIREMENTS**

<i>Uses</i>	<i>Spaces Required</i>
<i>Residential Uses</i>	
(1) Boarding and rooming houses, bed & breakfasts, fraternities or sororities, private dormitories	One space plus 1/bedroom
(2) Congregate care homes, family care homes, group care facilities	1/4 beds
(3) Multifamily dwellings (including condominiums): 0-1 bedroom units 2 bedroom units 3+ bedroom units	1.25/unit 1.50/unit 2.00/unit
(4) Shelters for the homeless	1/resident staff member plus 2/3 nonresident staff members and/or volunteers on largest shift plus 1/vehicle used in operation
(5) Single family detached, duplexes, twin-home dwellings, and manufactured dwellings	2/dwelling unit, on the same zone lot
(6) Single room occupancy (SRO) residences	One space plus 1/3 rooming units
(7) Townhouse dwellings	2.1/dwelling unit, on the same zone lot
<i>Accessory Uses</i>	
(1) Accessory dwelling units	1 additional space, on the same zone lot
(2) Home occupations	Minimum 1 space, maximum 3 spaces in addition to required residential spaces
(3) Migrant labor housing	1/4 workers
<i>Recreational Uses</i>	
(1) Amusement parks, fairgrounds, skating rinks	1/300 sq. ft. of activity area
(2) Athletic fields	25/field

(3) Batting cages, driving ranges, miniature golf, shooting ranges, go-cart raceways	1/cage, tee, firing point, or go-cart
(4) Billiard parlors	1/300 sq. ft. of gross floor area
(5) Bingo games	1/3 persons in designed capacity
(6) Bowling centers	4/lane
(7) Clubs or lodges, coin-operated amusements, physical fitness centers, and similar indoor recreation	1/300 sq. ft. of gross floor area
(8) Golf courses	4/tee
(9) Recreation facilities exclusively for residents of a development (pools, tennis courts, clubhouses)	1/25 dwelling units
(10) Riding stables	1/2 stalls
(11) Swimming pools	1/100 sq. ft. of water and deck space
(12) Tennis courts	3/court
Educational and Institutional Uses	
(1) Ambulance services, fire stations, police stations	1/employee on largest shift
(2) Auditoriums, assembly halls, coliseums, convention centers, stadiums	1/5 persons based on designed capacity of building(s)
(3) Churches	1/4 seats in main chapel
(4) Colleges and universities	7/classroom plus 1/4 beds in main campus dorms plus 1/300 sq. ft. of office space plus 1/5 fixed seats in assembly halls and stadiums
(5) Correctional institutions	1/10 inmates plus 2/3 employees on largest shift plus 1/vehicle used in operation
(6) Day care, child or adult	1/employee plus 1/10 attendees, on the same zone lot
(7) Elementary and middle schools, kindergartens	3/room used for offices plus 3/ classroom
(8) Hospitals	1/4 in-patient or out-patient beds plus 2/3 employees on largest shift plus 1/staff doctor
(9) Libraries, museums, and art galleries	1/400 sq. ft. gross floor area for public use
(10) Nursing and convalescent homes	1/4 beds
(11) Post offices	1/300 sq. ft. of gross floor area

(12) Senior high schools	3/room used for offices plus 7/classroom
Business, Professional, and Personal Services	
(1) Banks and financial institutions	*1/300 sq. ft. of gross floor area plus stacking for 4 vehicles at each drive-thru window or automated teller machine
(2) Barber and beauty shops	1/300 sq. ft. of gross floor area
(3) Business incubators	1/workspace plus 1/500 sq. ft. of gross floor area in administrative offices
(4) Car washes: (a) Full-service (b) Self-service	*Stacking for 30 vehicles or 10/approach lane, whichever is greater, plus 3 spaces/bay for manual drying plus 2/3 employees on largest shift *3 stacking spaces/approach lane, plus 2 drying spaces/stall
(5) Delivery services	2/3 employees on largest shift plus 1/vehicle used in operation
(6) Equipment rental and leasing	1/300 sq. ft. of gross floor area
(7) Funeral homes or crematoria	1/4 seats in main chapel plus 2/3 employees on largest shift plus 1/vehicle used in operation
(8) Hotels and motels	1/guest room up to 100 rooms, plus 1/2 guest rooms over 100 rooms (including ancillary space)
(9) Kennels or pet grooming	1/300 sq. ft. of gross floor area
(10) Laboratories	1/500 sq. ft. of gross floor area
(11) Laundromats, coin-operated	1/300 sq. ft. of gross floor area
(12) Laundry and dry cleaning plants	1/500 sq. ft. of gross floor area
(13) Medical, dental, or related offices: (a) Medical or related office (b) Dental office	3/examination or treatment room plus 1/doctor and other employee 2/examination or treatment room plus 1/dentist and other employee
(14) Motion picture productions	1/1000 sq. ft. of gross floor area
(15) Office uses not otherwise classified: (a) 10,000 sq. ft. or less gross floor	1/300 sq. ft. of gross floor area

area	
(b) 10,001 sq. ft. to 100,000 sq. ft.	33 spaces plus 1/400 sq. ft. of gross floor area between 10,001 sq. ft. and 100,000 sq. ft.
(c) more than 100,000 sq. ft.	258 spaces plus 1/500 sq. ft. gross floor area above 100,000 sq. ft.
(16) Recreational vehicle parks or campsites	Refer to development standards for recreational vehicle parks (Section 30-5-2.50)
(17) Repair of bulky items (appliances, furniture, boats, etc.)	2/3 employees on largest shift plus 1/vehicle in operation
(18) Tanning salons	1/300 sq. ft. of gross floor area
(19) Theaters (indoor)	1/4 seats
(20) Truck washes	*3 stacking spaces/stall
(21) Veterinary services	1/300 sq. ft. of gross floor area
(22) Vocational, business, or secretarial schools	1/100 sq. ft. of classroom space plus 1/300 sq. ft. of office space
(23) Services and repairs (not otherwise classified)	1/300 sq. ft. of gross floor area
(24) Drive-thrus (not otherwise classified)	*Stacking for 4 vehicles at each bay, window, lane, ordering station, or machine in addition to use requirement
Retail Trade	
(1) Bars, dance halls	1/4 seats or 1/50 sq. ft. of gross floor area, which ever is greater, plus 2/3 employees, on the same zone lot
(2) Convenience stores	*1/300 sq. ft. of gross floor area plus 2 stacking spaces/side of pump island
(3) Department stores (including big box retail stores)	1/250 sq. ft. of gross floor area
(4) Food stores	1/300 sq. ft. of gross floor area
(5) Fuel oil sales	2/3 employees on largest shift plus 1/vehicle used in operation
(6) Furniture, floor covering sales	1/1000 sq. ft. gross floor area
(7) Motor vehicle, motorcycle, or recreational vehicle sales or rental; manufactured home sales	5 spaces plus 1/10,000 sq. ft. of display area plus 2/3 employees on largest shift

(8) Restaurants	*1/100 sq. ft. of gross floor area plus 11 total stacking spaces with minimum 5 spaces at or before ordering station for single drive-thru lane, or 8 total stacking spaces per lane with minimum 5 spaces at or before each ordering station for double drive-thru
(9) Retail sales (not otherwise classified)	1/300 sq. ft. of gross floor area
(10) **Retail sales of bulk merchandise	1/500 sq. ft. of gross floor area
(11) Service stations, gasoline or automobile repair	*3/service bay plus 1/service vehicle plus 2/3 employees on largest shift plus 2 stacking spaces/side of pump island
(12) Shopping centers: (a) 400,000 sq. ft. or less gross floor area (for enclosed malls, calculations shall be based on gross leasable area) (b) more than 400,000 sq. ft.	1/250 sq. ft. of gross floor area in main building(s), plus parking as required for outparcels 1,600 spaces plus 1/300 sq. ft. of gross floor area above 400,000 sq. ft.
Wholesale Trade	
(1) Market showrooms (furniture, apparel, etc.)	1/2000 sq. ft. of gross floor area
(2) Wholesale uses: (a) 10,000 sq. ft. or less gross floor area (b) 10,001 sq. ft. to 100,000 sq. ft. (c) more than 100,000 sq. ft.	1/600 sq. ft. of gross floor area 16 spaces plus 1/800 sq. ft. of gross floor area between 10,001 sq. ft. and 100,000 sq. ft. 128 spaces plus 1/1000 sq. ft. gross floor area above 100,000 sq. ft.
Transportation, Warehousing, and Utilities	
(1) Airport, bus and train terminals	1/4 seats plus 2/3 employees on largest shift
(2) Communication towers. demolition	no required parking

debris landfills, heliports, utility lines or substations	
(3) Recycling processing centers	1/employee on largest shift
(4) Self-Storage warehouses	5 spaces
(5) Transportation, warehousing, and utility uses (not otherwise classified): (a) 20,000 sq. ft. or less gross floor area (b) more than 20,000 sq. ft.	1/2000 sq. ft. of gross floor area 10 spaces plus 1/4000 sq. ft. of gross floor area above 20,000 sq. ft.
Manufacturing and Industrial Uses	
(1) Manufacturing and industrial uses: (a) 20,000 sq. ft. or less gross floor area (b) more than 20,000 sq. ft.	1/2000 sq. ft. of gross floor area 10 spaces plus 1/4000 sq. ft. of gross floor area above 20,000 sq. ft.

* NCDOT may require additional stacking spaces on state or federal highways.

** Retail sales of bulk merchandise (i.e. sales of related and/or unrelated products frequently in a warehouse setting, including membership warehouse clubs, that is differentiated from general retail sales by any of the following characteristics: (a) many of the items for sale are not divided into parts or packaged in separate units; (b) many of the items are large and heavy such as appliances or building materials; (c) many of the items are stored or stacked in large containers in the retail sales area; and (d) many of the items may require delivery by the retail establishment.)

/ = PER”

Section 7. That Table 30-5-3-2, Geometric Design Standards Parking, is hereby amended by deleting the entire table and adding the following new table in its place:

**“TABLE 30-5-3-2
GEOMETRIC DESIGN STANDARDS
PARKING**

a	b	c	d	f1	f2
Parking Angle (degrees)	Stall Width (ft.-in.)	Stall to Curb (ft.)	Aisle Width (ft.)	Center-to-Center Width of Two-Row Bay with Access Aisle Between (ft.)	

				Curb-to-Curb	Overlap C-C
0	8'-0"	8'-0"	10'-0"	26'-0"	
45	8'-6"	17'-8"	12'-8"	48'-0"	44'-6"
60	8'-6"	19'-0"	14'-6"	52'-6"	48'-2"
90	8'-6"	18'-0"	24'-0"	60'-0"	55'-0"

(SEE APPENDIX 5: ILLUSTRATIONS)

STACKING

Stacking spaces shall be nine (9) feet by twenty (20) feet.”

Section 8. That Section 30-5-3.4, Design Standards for Parking, Stacking, and Loading, is hereby amended by rewriting subsection (C) (1) (a) to read as follows:

- “(a) Required parking spaces, access drives, and loading areas shall be paved and maintained with concrete, asphalt, or similar material of sufficient thickness and consistency to support anticipated traffic volumes and weights. Alternative paving materials or parking surfaces may be approved by the City Engineer if such materials or surfaces are demonstrated to exhibit equivalent wear resistance and load bearing characteristics as concrete or asphalt. In floodplain areas, watershed critical areas or within protected ground areas where tree preservation and no grading are to occur, alternative surfaces which allow greater water infiltration may be approved by the Technical Review Committee in consultation with the City Engineer. Such alternative surfaces shall be adequately maintained to provide a stable parking surface.”

Section 9. That Section 30-5-3.6, Combined Parking, is hereby amended by changing subsection (C) to subsection (D) and by adding a new subsection (C) to read as follows:

- “(C) Reduction of Parking: Notwithstanding the requirements of Section 30-5-3.6 (B) (Shared Parking) above, the Enforcement Officer may authorize a reduction in the minimum number of required parking spaces for any mixed use project consisting of two or more distinguishable uses where peak parking demand characteristics or hours of operation are distinctly different. A request for approval of a parking reduction shall be accompanied by such information determined by the Enforcement Officer as necessary to evaluate the peak parking demand characteristics or difference in hours and/or days of operation, including, but not limited to, a description of the uses and their operational characteristics, a site plan, and a parking study prepared by a licensed professional traffic engineer or equivalent qualified professional which justifies the reduction in parking requested. The provision of transit service and transportation demand measures such as ride sharing, van pooling, and non-peak hour shift

changes may also be used as factors that may be used to justify a reduction in the amount of required parking.

- (D) *Reassignment:* Required off-street parking spaces shall not be leased or otherwise assigned to another use except as provided in Section 30-5-3.6 (B) (Shared Parking) above.”

Section 10. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.